



10171 Rose Willow Lane, Brookshire, TX 77423

22-003482

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 06/07/2022

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Waller County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2013 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number, 1355, Page 801, with Joseph W. Littlejohn, Jr. (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Joseph W. Littlejohn, Jr., securing the payment of the indebtedness in the original amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Veterans Land Board is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 27, IN BLOCK 2, OF WILLOW CREEK FARMS, SECTION 1-A, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1138, PAGE 248, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

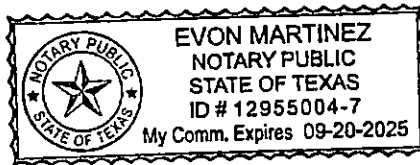
The Veterans Land Board  
3476 Stateview Blvd.  
Fort Mill, SC 29715

Megan L. Randle  
SUBSTITUTE TRUSTEE  
Megan L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared Megan L. Randle as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2022.



Evon Martinez  
NOTARY PUBLIC in and for  
Wharton COUNTY  
My commission expires: 09/20/2025  
Print Name of Notary:  
Evon Martinez

**CERTIFICATE OF POSTING**

My name is Megan L. Randle, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 05/02/22 I filed at the office of the Waller County Clerk and caused to be posted at the Waller County courthouse this notice of sale.

MR  
Declarants Name: Megan L. Randle  
Date: 05/02/22

## FILED AND RECORDED

**Instrument Number: 22-018**

Filing and Recording Date: 05/02/2022 11:01:34 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Jackson, Deputy

Returned To: